

CHAPTER 6 COMPREHENSIVE PLAN: PUBLIC FACILITIES ELEMENT

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600 DECLARATION OF MAJOR POLICIES

- 600.1 In the 1980's and 1990's, the District must focus its public facility improvement resources on that class of facilities commonly referred to as infrastructure, as follows:
- (a) Water and sewer mains;
 - (b) Storm sewers;
 - (c) Streets, highways and bridges; and
 - (d) Sewage treatment and solid waste management facilities.
- 600.2 A fifteen (15) year program to correct serious structural deficiencies in many of the District's numerous bridges, initiated in the fiscal year ending September 30, 1982, will remain an important capital budget item well into the 1990's.
- 600.3 Expansion of sewage treatment capacity and construction of related stormwater management projects are essential components of the public facilities program for the next two (2) decades. High priority must be given to a solution to the District's solid waste and sludge disposal needs. Regardless of which approach is selected, major capital investments are anticipated.
- 600.4 Fire station replacement and rehabilitation will require significant capital outlays over the next ten (10) years or more. Improvements to correctional facilities must be continued, and further university construction is planned. A substantial program of rehabilitation and modernization is planned for the public schools. The efforts to improve public facilities should be balanced against limited available funding and the demographic analysis and projections.

- 600.5 Confronting this major inventory of public facility improvement needs is a set of serious constraints on large-scale capital borrowing.
- 600.6 Economic development and neighborhood improvement objectives and demographic analysis should be the basis of public facility planning and capital improvements programming. The Public Facilities Element establishes the requirement that all future public facility planning for the District conform to all elements and be consistent with the Plan.
- 600.7 The Public Facilities Element recognizes the serious need to increase funding for facility energy conservation improvement and maintenance through the annual capital and operating budgets.

601 PUBLIC FACILITIES GOAL

- 601 It is the goal of the District to provide adequate and energy-efficient public facilities in good condition to support the cost-effective delivery of municipal programs and services, and to support economic development and neighborhood improvement objectives.

602 ADEQUATE SERVICE DELIVERY

- 602.1 The adequate service delivery objective is to ensure the construction, rehabilitation, and maintenance of facilities essential for public service delivery.
- 602.2 The policies established in support of the adequate service delivery objective are as follows:
- (a) Develop appropriate criteria, adequate information, and thorough coordination procedures to assist in establishing priorities for capital improvement projects. Rigorous priority setting, essential for allocating limited capital funds among competing projects, must derive from ample knowledge of both program and facility needs;
 - (b) Provide adequate funding for public facility energy conservation improvement and maintenance;
 - (c) Provide for a regular review of the condition and use of facilities. Periodic and timely condition and needs assessment of facilities is necessary to support the District's planning and budgeting programs and to ensure the expedient repair, improvement, or replacement of facilities;
 - (d) Develop alternative capital financing and public facility construction techniques, including joint development, creative leasing arrangements, and financing instruments designed to reduce long-term debt accumulation; and

- (e) Assess the physical changes to public school buildings needed to accommodate child care programs for pre-school and school age children.

603 ADEQUATE PLANNING FOR PUBLIC FACILITIES

- 603.1 The adequate planning for public facilities objective is to provide for the coordinated planning of public facility construction and rehabilitation.
- 603.2 The policies established in support of the adequate planning for public facilities objective are as follows:
 - (a) Develop a District-wide public facilities plan by March 30, 1990, including a detailed listing and map of the existing inventory of publicly owned and leased property based on the Plan and the agencies' facility master plans. The purpose of the public facilities plan would be to identify sites needed for new or replacement facilities, facilities to be retained indefinitely in present use, facilities and sites likely to become available for reuse or redevelopment, and facilities and sites no longer needed for public service purposes. The public facilities plan would provide guidance for the preparation of the six (6) year Capital Improvements Program; and
 - (b) Conduct a regular review of facility use and an assessment of trends and factors that will affect the future use of facilities or the demand for the services provided. The review and assessment, which shall be prepared not less frequently than once every five (5) years, shall result in a periodic update of the Plan. The public facilities plan required to be developed and periodically updated by this section shall be submitted to the Council for a forty-five (45) day period of review, excluding Saturdays, Sundays, legal holidays, and days of Council recess. If the Council does not approve or disapprove the public facilities plan, in whole or in part, by resolution within this forty-five (45) day review period, the public facilities plan shall be deemed approved.

604 INCREASED COST-EFFECTIVENESS IN PUBLIC FACILITIES

- 604.1 The increased cost-effectiveness in public facilities objective is to improve the cost-effectiveness of public facility construction, maintenance, and rehabilitation.
- 604.2 The policies established in support of the increased cost-effectiveness in public facilities objective are as follows:
 - (a) Maintain adequate records of operating and maintenance costs for all public facilities;
 - (b) Develop and use cost-benefit techniques for evaluating capital improvement project requests and combine these techniques with rigorous efforts to identify all realistic approaches to meeting any capital improvement need;

- (c) Identify facilities that are functionally obsolete, that cannot be rehabilitated cost-effectively, or that are no longer needed for current purposes and develop appropriate reuse or disposition plans for each of these facilities; and
- (d) Conduct a regular review of District occupancy of leased space for economy, efficiency, and appropriateness.

605 STIMULATING DEVELOPMENT

605.1 The stimulating development objective is to stimulate economic development and neighborhood improvement through adequate and appropriate public facilities.

605.2 The policies established in support of the stimulating development objective are as follows:

- (a) Identify specific projects to stimulate or retain economic activity and to improve neighborhood stability. (The costs and benefits of each project provide the basis for selection and assignment of priority, and should be analyzed thoroughly and consistently.);
- (b) Provide for timely improvements in order to stimulate the greatest economic impact;
- (c) Consider planning new public facilities in areas in need of overall economic development; and
- (d) Promote the employment of neighborhood residents in the construction of neighborhood public facilities.

606 LOCATION OF PUBLIC FACILITIES

606.1 The location of public facilities objective is to locate public facilities to provide optimum service and to support the land use, transportation, economic and social development, and neighborhood improvement objectives.

606.2 The policies established in support of the location of public facilities objective are as follows:

- (a) Review all proposals for new construction, replacement, or reuse of public facilities for consistency with the District elements of the Plan objectives;
- (b) Consider the adequacy of transportation access in locating proposed public facilities. Facilities planned to serve the District as a whole or large areas should be located near public transit transfer points; and

- (c) Provide appropriate landscaping, buffering, and access for all public facilities so that undesirable community impacts are minimal.

607 SURPLUS PROPERTIES

- 607.1 The surplus properties objective is to maximize the public benefits derived from the disposition of surplus public property.
- 607.2 The policies established in support of the surplus properties objective are as follows:
 - (a) Conduct a regular review of District-owned properties to identify those to be retained, those to be leased, those to be reserved, and those to be sold as surplus to District needs;
 - (b) Develop a real estate analysis and marketing program to obtain the maximum public benefit from each property sale; and
 - (c) Develop and implement real property disposition strategies that result in creative and effective marketing and use arrangements designed for the public benefit.

608 PUBLIC ACTION

- 608.1 The public action objective is to provide for the coordination of all public actions affecting the location, change of use, and disposition of public facilities.
- 608.2 The policies established in support of the public action objective are as follows:
 - (a) Establish an information system on the status, condition, and use of all properties owned by the District government. This system should consist of data needed to assist in the development of public facility master plans, the performance of condition and needs assessments, and the preparation of proposals to dispose of surplus or underused District properties;
 - (b) Develop and fund an adequate maintenance budget for public facilities based on expenditure records and efficiency measures;
 - (c) Evaluate publicly owned sites for possible joint development with private entrepreneurs;
 - (d) Develop the legal procedures and instruments necessary to enable the private sector to assist with the financing of public capital improvements through creative financial techniques;

- (e) Consider the use of new municipal finance instruments and techniques, including shortened bond maturities, bank letters of credit, municipal bond insurance arrangements, original issue discount bonds, and zero-coupon bonds;
- (f) Provide improved coordination of all District property disposal actions to ensure conformity to the District elements of the Plan and District economic development objectives;
- (g) Obtain authority to enter into flexible marketing arrangements for disposal of surplus and underused District properties;
- (h) Adopt measures to improve public library facilities;
- (i) Consider the development of an artistic center; and
- (j) Consider placing public restrooms and drinking fountains at appropriate locations.

609 SCHOOLS AND RELATED FACILITIES

609.1 The facilities listed in this section, while occupied by the District government, shall be designated as local public facilities.

- (a) The local public facilities are as follows:
 - (1) Adams Elementary School;
 - (2) Aiton Elementary School;
 - (3) Amidon Elementary School;
 - (4) Anacostia Senior High School;
 - (5) Apprenticeship School Community Development Center (Phelps);
 - (6) Armstrong Adult Education Center;
 - (7) Backus Junior High School;
 - (8) Ballou Senior High School/Adult Education Center
 - (9) Bancroft Elementary School;
 - (10) Banneker Senior High School (Instruction);

ENROLLED ORIGINAL

- (11) Barnard Elementary School;
- (12) Beers Elementary School/Community School;
- (13) Bell Career Development Center/Multicultural Senior High School;
- (14) Benning Elementary School;
- (15) Birney Elementary School;
- (16) Blow Elementary School;
- (17) Bowen Elementary School;
- (18) Brent Elementary School;
- (19) Brightwood Elementary School;
- (20) Brookland Elementary School;
- (21) Browne Junior High School;
- (22) Bruce-Monroe Elementary School/Community School;
- (23) Bryan Elementary School;
- (24) Buchanan Secondary Learning Center;
- (25) Bundy Program (Hamilton);
- (26) Bunker Hill Elementary School;
- (27) Burdick Career Development Center;
- (28) Burroughs Elementary School;
- (29) Burville Elementary School;
- (30) Cardozo Senior High School;
- (31) Carver Elementary School;
- (32) Chamberlain Career Development Center;

ENROLLED ORIGINAL

- (33) Clark Elementary School;
- (34) Cleveland Elementary School;
- (35) J.F. Cook Elementary School;
- (36) H.D. Cooke Elementary School;
- (37) Coolidge Senior High School;
- (38) Davis Elementary School;
- (39) D.C. Skills Center Career Development Center (Armstrong);
- (40) Deal Junior High School;
- (41) Douglass Junior High School;
- (42) Draper Elementary School;
- (43) Drew Elementary School;
- (44) Dunbar Senior High School;
- (45) Eastern Senior High School;
- (46) Eaton Elementary School;
- (47) Eliot Junior High School;
- (48) Ellington School of the Arts (Instruction);
- (49) Emery Elementary School;
- (50) Evans Junior High School;
- (51) Eternal High School/Adult Education Center (Franklin);
- (52) Filmore Art Center Elementary School;
- (53) Fletcher-Johnson Educational Center;
- (54) Fort Lincoln;
- (55) Fort Lincoln Elementary School/Community School;

ENROLLED ORIGINAL

- (56) Francis Junior High School;
- (57) Franklin School Adult Education Center;
- (58) Friendship Community School/Education Center;
- (59) Gage-Eckington Elementary School;
- (60) Garfield Elementary School;
- (61) Garnet-Patterson Junior School;
- (62) Garrison Elementary School;
- (63) Gibbs Elementary School;
- (64) Giddings Elementary School;
- (65) Goding Elementary School;
- (66) Gordon Adult Education Center;
- (67) Green Elementary School;
- (68) Grimke Program (Terrell);
- (69) Hamilton Junior High School;
- (70) Hardy Middle School;
- (71) Harris Elementary School;
- (72) Harrison Elementary School;
- (73) Hart Junior High School;
- (74) Hearst Elementary School;
- (75) Hendley Elementary School;
- (76) Hine Junior High School;
- (77) Hobson Middle School (Watkins);

ENROLLED ORIGINAL

- (78) Houston Elementary School;
- (79) Hyde Elementary School;
- (80) Janney Elementary School;
- (81) Jefferson Junior High School;
- (82) Johnson Junior High School;
- (83) Keene Elementary School;
- (84) Kenilworth Elementary School;
- (85) Ketcham Elementary School;
- (86) Key Elementary School;
- (87) Kimball Elementary School;
- (88) King, Martin Luther Jr. Elementary School (Congress Heights Elementary School);
- (89) Kingsman Elementary School;
- (90) Kramer Junior High School;
- (91) Lafayette Elementary School;
- (92) Langdon Elementary School;
- (93) Langley Junior High School;
- (94) LaSalle Elementary School;
- (95) Leckie Elementary School;
- (96) Mamie D. Lee;
- (97) Lewis Elementary School;
- (98) Lincoln Junior High School;
- (99) Logan Community School;

ENROLLED ORIGINAL

- (100) Ludlow-Taylor Elementary School;
- (101) MacFarland Junior High School;
- (102) Malcolm X Elementary School;
- (103) Mann Elementary School;
- (104) Maury Elementary School;
- (105) McGogney Elementary School;
- (106) McKinley Senior High School;
- (107) Merritt Elementary School;
- (108) Meyer Elementary School;
- (109) Kelly Miller Junior High School;
- (110) Miner Elementary School;
- (111) Montgomery Elementary School;
- (112) Moten Elementary School;
- (113) Murch Elementary School;
- (114) Nalle Elementary School;
- (115) Nichols Avenue Follow Through Program (Birney);
- (116) Noyes Elementary School;
- (117) Orr Elementary School;
- (118) Oyster Elementary School;
- (119) Park View Elementary School;
- (120) Patterson Elementary School;
- (121) Paul Junior High School;
- (122) Payne Elementary School;

ENROLLED ORIGINAL

- (123) Peabody Elementary School;
- (124) Penn Career Development Center;
- (125) Petworth Elementary School;
- (126) Phelps Career Development Center;
- (127) Plummer Elementary School;
- (128) Powell Elementary School;
- (129) Prospect Learning Center (Wormley);
- (130) Rabaut Junior High School;
- (131) Randle Highlands Elementary School;
- (132) Raymond Elementary School;
- (133) Reed Community School/Learning Center;
- (134) Richardson Elementary School;
- (135) River Terrace Community School;
- (136) Roosevelt Senior High School/Adult Education Center;
- (137) Roper Junior High School;
- (138) Ross Elementary School;
- (139) Rudolph Elementary School;
- (140) Savoy Elementary School;
- (141) School Without Walls Senior High School (Grant);
- (142) Seaton Elementary School;
- (143) Senate Page School (Library of Congress);
- (144) Shadd Elementary School;

ENROLLED ORIGINAL

- (145) Shaed Elementary School;
- (146) Sharpe Health School;
- (147) Shaw Community School;
- (148) Shaw Junior High School;
- (149) Shepherd Elementary School;
- (150) Simon Elementary School;
- (151) Slater-Langston Elementary School;
- (152) Slowe Elementary School;
- (153) Smothers Elementary School;
- (154) Sousa Junior High School;
- (155) Spingarn Senior High School/Adult Education Center
- (156) Stanton Elementary School;
- (157) Stevens Elementary School;
- (158) Stoddert Elementary School;
- (159) Stuart Junior High School;
- (160) Syphax Elementary School;
- (161) Taft Junior High School;
- (162) Takoma Elementary School/Community School;
- (163) M.C. Terrell Elementary School;
- (164) R.H. Terrell Junior High School;
- (165) Thomas Elementary School;
- (166) Thomson Elementary School;
- (167) Truesdell Elementary School;

ENROLLED ORIGINAL

- (168) Tubman Elementary School;
- (169) Turner Elementary School;
- (170) Tyler Elementary School;
- (171) Van Ness Elementary School;
- (172) Vision Program (Tyler);
- (173) Walker-Jones Elementary School;
- (174) Washington-Dix Street Academy/Adult Education Center (Hamilton);
- (175) Washington Highland Elementary School/Community Center;
- (176) M.M. Washington Career Development Center;
- (177) Watkins Elementary School;
- (178) Weatherless Elementary School;
- (179) Webb Elementary School;
- (180) West Elementary School;
- (181) Wheatley Elementary School;
- (182) Whittier Elementary School;
- (183) Wilkinson Elementary School;
- (184) J.O. Wilson Elementary School;
- (185) W. Wilson Senior High School;
- (186) Winston Community School/Educational Center;
- (187) Woodridge Elementary School;
- (188) C.G. Woodson. Junior High School;
- (189) H.D. Woodson Community School;
- (190) Woodson, H.D. Senior High School; and

- (191) Young Elementary School;
- (b) The following local public facilities are buildings of the University of the District of Columbia:
- (1) Building 3 - 1321 H Street, N.W.;
 - (2) Building 6 - 1221-25 Taylor Street, N.W.;
 - (3) Building 7- 733 8th Street, N.W.;
 - (4) Building 10 - 916-18 G Street, N.W.;
 - (5) Building 19 - 900 F Street, N.W.;
 - (6) Building 20 - 8th & K Streets, N.W.;
 - (7) Building 30 - Hangar 10, National Airport;
 - (8) Building 31 - 1351 Nicholson Street, N.W.;
 - (9) Building 32 - 4200 Connecticut Avenue, N.W.;
 - (10) Building 38 - 4200 Connecticut Avenue, N.W.;
 - (11) Building 39 - 4200 Connecticut Avenue, N.W.;
 - (12) Building 41 - 4200 Connecticut Avenue, N.W.;
 - (13) Building 42 - 4200 Connecticut Avenue, N.W.;
 - (14) Building 43 - 4200 Connecticut Avenue, N.W.;
 - (15) Building 44 - 4200 Connecticut Avenue, N.W.;
 - (16) Building 46 - 4200 Connecticut Avenue, N.W.;
 - (17) Building 47 - 4200 Connecticut Avenue, N.W.;
 - (18) Building 48 - 4200 Connecticut Avenue, N.W.;
 - (19) Building 50 - 2565 Georgia Avenue, N.W.;
 - (20) Building 51 - 1100 Harvard Street, N.W.;

(21) Building 64 - 3520 Rittenhouse Street, N.W.;

(22) Building 66 - Brooks Mansion, 901 Newton Street, N.E.; and

(23) Building 67 - 6001 Georgia Avenue, N.W.

609.2 Facilitate development on the six (6) squares north of Mount Vernon Square (Squares 400, 401, 402, 424, 425, and 426), except for the eastern half of Square 424, of the following uses:

- (a) Local public facilities (a new convention center or public higher education facilities);
or
- (b) Mixed residential and commercial uses.

610 LIBRARIES AND RELATED FACILITIES

610.1 The following libraries shall be designated as local public facilities:

- (a) Martin Luther King Memorial Library;
- (b) Branches:
 - (1) Anacostia;
 - (2) Benning;
 - (3) Capitol View;
 - (4) Chevy Chase;
 - (5) Cleveland Park;
 - (6) Francis A. Gregory;
 - (7) Georgetown;
 - (8) Lamond-Riggs;
 - (9) Mt. Pleasant;
 - (10) Northeast;

- (11) Palisades;
- (12) Petworth;
- (13) Shepherd Park;
- (14) Southeast;
- (15) Southwest;
- (16) Takoma Park;
- (17) Tenley-Friendship;
- (18) Washington Highlands;
- (19) Watha T. Daniel;
- (20) West End; and
- (21) Woodridge;
- (c) Community Libraries:
 - (1) Langston;
 - (2) Parklands-Turner;
 - (3) R.L. Christian; and
 - (4) Sursum Corda; and
- (d) Deanwood Kiosk.

699 DEFINITIONS

- 699.1 The provisions of §199 of chapter 1 of this title and the definitions set forth in that section shall be incorporated by reference in this section.